

**CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 18-2621**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF CARSON RECOMMENDING CITY  
COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT  
NO. 10-17 TO AMEND AND RESTATE IN ITS ENTIRETY  
THE BOULEVARDS AT SOUTH BAY SPECIFIC PLAN (TO  
BE RENAMED THE DISTRICT AT SOUTH BAY SPECIFIC  
PLAN) FOR A 168-ACRE PLANNING AREA GENERALLY  
LOCATED SOUTHWEST OF THE INTERSTATE 405  
FREEWAY AND NORTH OF THE AVALON BOULEVARD  
INTERCHANGE IN THE CITY OF CARSON**

WHEREAS, there is a 168-acre planning area generally located southwest of the Interstate 405 (I-405) Freeway (the San Diego Freeway) and north of the Avalon Boulevard interchange in the City of Carson (Project Site), which includes 157 acres of land located south of Del Amo Boulevard (Property); and

WHEREAS, the City of Carson previously certified a Final Environmental Impact Report (as amended, the "FEIR") and pursuant to Ordinance No. 06-1341 adopted The Carson Marketplace Specific Plan in 2006 for the Project site, which, in 2011, pursuant to Ordinance No. 11-1469 was amended by the City Council and renamed The Boulevards at South Bay Specific Plan; and

WHEREAS, the Carson Reclamation Authority, a joint powers authority under the laws of the State of California, currently owns and intends to master develop the Property, including by seeking appropriate entitlements for the Property, completing the remedial actions in order to achieve the California Department of Toxic Substances Control (DTSC) certification of the former landfill, constructing on-site and off-site infrastructure, preparing the Property for conveyance, and then selling the Property for development purposes, as appropriate; and

WHEREAS, said conveyances for development purposes would be consistent with the City's adopted General Plan; and

WHEREAS, the Carson Reclamation Authority has submitted an application to the City for a Specific Plan Amendment to The Boulevards at South Bay Specific Plan (proposed to be renamed "The District at South Bay Specific Plan," hereinafter called the "Specific Plan Amendment") for a text amendment to, among others, modify certain retail and commercial uses on the Property; and

WHEREAS, the proposed Specific Plan Amendment would establish standards and guidelines to reduce the amount of commercial development approved under The Boulevards at South Bay Specific Plan from approximately 1.99 to approximately 1.83 million square feet (including 350 hotel rooms) and maintain 1,550 residential units including a 300-unit residential development previously approved for a portion of the Project site; and

WHEREAS, while the proposed Specific Plan Amendment contains many similarities to The Boulevards at South Bay Specific Plan, modifications include (1) minor relocation of internal circulation access points including a westward shift of the intersection of Del Amo Boulevard and Street B resulting in a shift of Street B to the west; (2) reduction in overall commercial square footage, but with an increase of 50 hotel rooms permitted and an increase in floor-area ratio (FAR) from 0.33 FAR to 0.5 FAR for commercial uses to be consistent with the Land Use Element of the General Plan; (3) changes to certain allowed uses within the land use categories, including to allow outlets in PA 2, to allow retail stand-alone stores of greater than 50,000 sq. ft. in Planning Area 1 (PA 1) with an administrative permit and CEQA review as applicable), and other modifications to the permitted uses chart; (4) updates to lighting and signage; (5) removal of Redevelopment Agency affordable housing requirements; (6) modifications to boundaries between uses on the Property to conform to the remediation program (cell) boundaries; (7) phased occupancy of cells on the Property; (8) changes to development standards, design guidelines, and design standards to reflect the proposed outlets, which utilizes podium construction over parking; (9) reduction in total parking requirements to 4 parking spaces per 1,000 sq. ft. of commercial development; (10) the potential, with a General Plan amendment, to increase the density of residential units on PA 1 from 60 to 80 dwelling units per acre (du/ac); and (11) other modifications, such as clarification and streamlining of the administrative review processes; and

WHEREAS, the proposed Specific Plan Amendment is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. (“CEQA”); and

WHEREAS, the City, as the Lead Agency, has analyzed the Specific Plan Amendment and has prepared a supplemental environmental impact report (SEIR) to the FEIR to evaluate the changes between the approved Project evaluated in the FEIR and authorized by the existing Specific Plan (the foregoing collectively referred to herein as the approved Project) and the project proposed by the Specific Plan Amendment and related entitlements, including a modified development plan (the foregoing collectively referred to herein as the proposed modified Project) and to provide a comparison of the impacts of the proposed modified Project as compared with the approved Project evaluated in the FEIR, to determine whether those updates to the approved Project involve new significant impacts that were not previously evaluated in the FEIR; and

WHEREAS, The Boulevards at South Bay Specific Plan regulated the process of amendment of the Specific Plan by processing said amendment “in accordance with the applicable provisions of state law provided in California Government Code sections 65450, et seq. The procedure in Section 9172.11 of the CMC shall be followed for hearing, notice and decision of a Specific Plan Amendment by the Planning Commission and City Council.”; and

WHEREAS, both the Community Development Director and the Planning Commission have initiated the Specific Plan Amendment; and

WHEREAS, on January 11, 2018, the City of Carson Community Development Department published a legal notice in compliance with State law concerning the Planning Commission consideration of the Specific Plan Amendment in the Our Weekly, a local

newspaper of general circulation, which included the date and time of the Planning Commission consideration of a recommendation for the proposed modified Project, including the Specific Plan Amendment. In addition, on January 4, 2018, a public hearing notice was mailed to each property owner within an expanded radius (greater than 500-foot radius) of the Project Site, indicating the date and time of the public hearing for the proposed modified Project, including the Specific Plan Amendment, in accordance with state law; and

WHEREAS, the proposed modified Project, including the Specific Plan Amendment and the SEIR, was presented to the Planning Commission at a regular meeting held on January 23<sup>rd</sup>, 2018; and

WHEREAS, the opportunity to provide public testimony and evidence, both written and oral, was then provided by and considered by the Planning Commission; and

WHEREAS, the Planning Commission closed public comment; and

WHEREAS, the Planning Commission has concurrently considered the SEIR and the proposed modified Project, including the Specific Plan Amendment, and concurrently adopted a resolution recommending that the City Council of the City of Carson (1) adopt the findings required by CEQA Guidelines, section 15091; (2) certify the SEIR; (3) adopt the proposed mitigation monitoring and reporting program (MMRP), and (4) adopt a statement of overriding considerations, pursuant to CEQA; and

WHEREAS, the Planning Commission now desires to adopt a resolution recommending the City Council approve Specific Plan Amendment No. 10-17 to amend The Boulevards at South Bay Specific Plan (to be renamed The District at South Bay Specific Plan) for a 168-acre planning area generally located southwest of the Interstate 405 Freeway and north of the Avalon Boulevard Interchange in the City Of Carson; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** The Planning Commission hereby specifically finds that all of the facts set forth in the recitals above of this Resolution are true and correct and incorporated herein.

**Section 2.** Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to the Specific Plan Amendment, including written staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that the Specific Plan Amendment is authorized by and satisfies the requirements of Section 65450, et seq., of the Government Code and Section 8.1.3 of The Boulevards at South Bay Specific Plan, pertaining to the findings which must be made precedent to granting an amendment of a specific plan. The findings are as follows:

1. The proposed Specific Plan Amendment includes a statement of the relationship of the Specific Plan to the General Plan, and is consistent with the General Plan; and

This finding is supported by the following facts:

The proposed Specific Plan Amendment is consistent with the goal and policies of the General Plan and with its purposes. Section 2.4 (Consistency with the General Plan) and Appendix C of the Specific Plan Amendment contains an analysis of the consistency between the proposed modified Project, including the Specific Plan Amendment, and the goals and policies of the General Plan. The Planning Commission has reviewed the analysis and determined that consistency between the Specific Plan Amendment and the General Plan is established.

2. The proposed Specific Plan Amendment includes texts and diagrams that specify the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan; and

This finding is supported by the following facts:

Section 3.0 (Land Use Plan) and Section 4.0 (Land Use Illustrative) of the proposed Specific Plan Amendment provide descriptions, text and exhibits that outline the areas covered by the plan, and the goals and objectives of the plan. The proposed Specific Plan Amendment also includes descriptions, text and exhibits specifying the distribution, location, and extent of the uses of land, including public plazas (Section 6.3 – Public Plazas) and other open space (Section 5.2 – Open Space/Recreation), within the Project Site.

3. The proposed Specific Plan Amendment includes the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to support the area and land uses covered by the plan and needed to support the land uses described in the plan; and

This finding is supported by the following facts:

The Specific Plan Amendment includes the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to support the area and land uses covered by the plan in Section 5.0 (Plan Elements), including Section 5.1 (Circulation Concept), Section 5.3 (Public Services and Infrastructure) and related subsections (5.3.1 - Police and Fire, 5.3.2 - Drainage, 5.3.3 – Water and Sewer Systems, 5.3.4 – Electricity and Solid Waste, and 5.3.5 - Grading, Subsurface Remediation and Cap); as well as Section 6 (Development Standards) including those related to service, trash and utility areas (Section 6.8), and energy conservation (Section 6.11), etc.

4. The proposed Specific Plan Amendment includes standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable; and

This finding is supported by the following facts:

The proposed Specific Plan Amendment contains development standards (Section 6.0 – Development Standards) and design guidelines (Section 7.0 – Design Standards & Guidelines) that have been tailored to be sensitive to the physical characteristics of the site and its surroundings for the different areas covered by the plan. These include standards for conservation, development, and utilization of natural resources, where applicable.

5. The proposed Specific Plan Amendment includes a program of implementation measures such as regulations and financing measures necessary to carry out the proposed uses of land, conservation and utilization of natural resources, and development of public and private facilities; and

This finding is supported by the following facts:

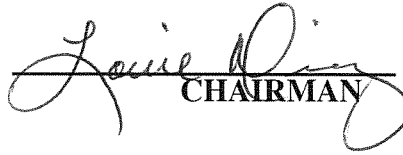
The proposed Specific Plan Amendment contains a program of implementation measures Section 8 (Implementation) such as regulations and financing measures necessary to carry out the proposed uses of land, including Section 8.2 (Financing) for remediation and infrastructure projects and other implementation measures necessary to carry out the proposed uses of land covered by the plan.

**Section 3.** The Planning Commission finds that adoption of the Specific Plan Amendment is in the public interest.

**Section 4.** The Planning Commission recommends the City Council approve Specific Plan Amendment No. 10-17 to amend and restate, in its entirety, The Boulevards at South Bay Specific Plan, and to rename the amended plan The District at South Bay Specific Plan. (Exhibit “1” to this Resolution.)

**Section 5.** This Resolution shall take effect immediately.

PASSED, APPROVED AND ADOPTED THIS 23<sup>RD</sup> DAY OF JANUARY, 2018.

  
CHAIRMAN

ATTEST:

  
SECRETARY

1. The District at South Bay Specific Plan (Specific Plan Amendment No. 10-17)

**EXHIBIT “1”**

**THE DISTRICT AT SOUTH BAY SPECIFIC PLAN**

**(PROVIDED AS A SEPARATE DOCUMENT)**